



QUINBURY
FARM
BARNs
BRAUGHING

FOUR
EXQUISITE
NEWLY BUILT
BARN STYLE
HOMES





FOUR EXQUISITE NEWLY BUILT BARN STYLE HOMES

A stunning development of four substantial homes set within a tranquil country location, nestled within the Quin Valley, enjoying some of Hertfordshire's finest countryside but yet easily commutable to nearby towns, stations and schools.



THE QUINBURY FARM BARNs

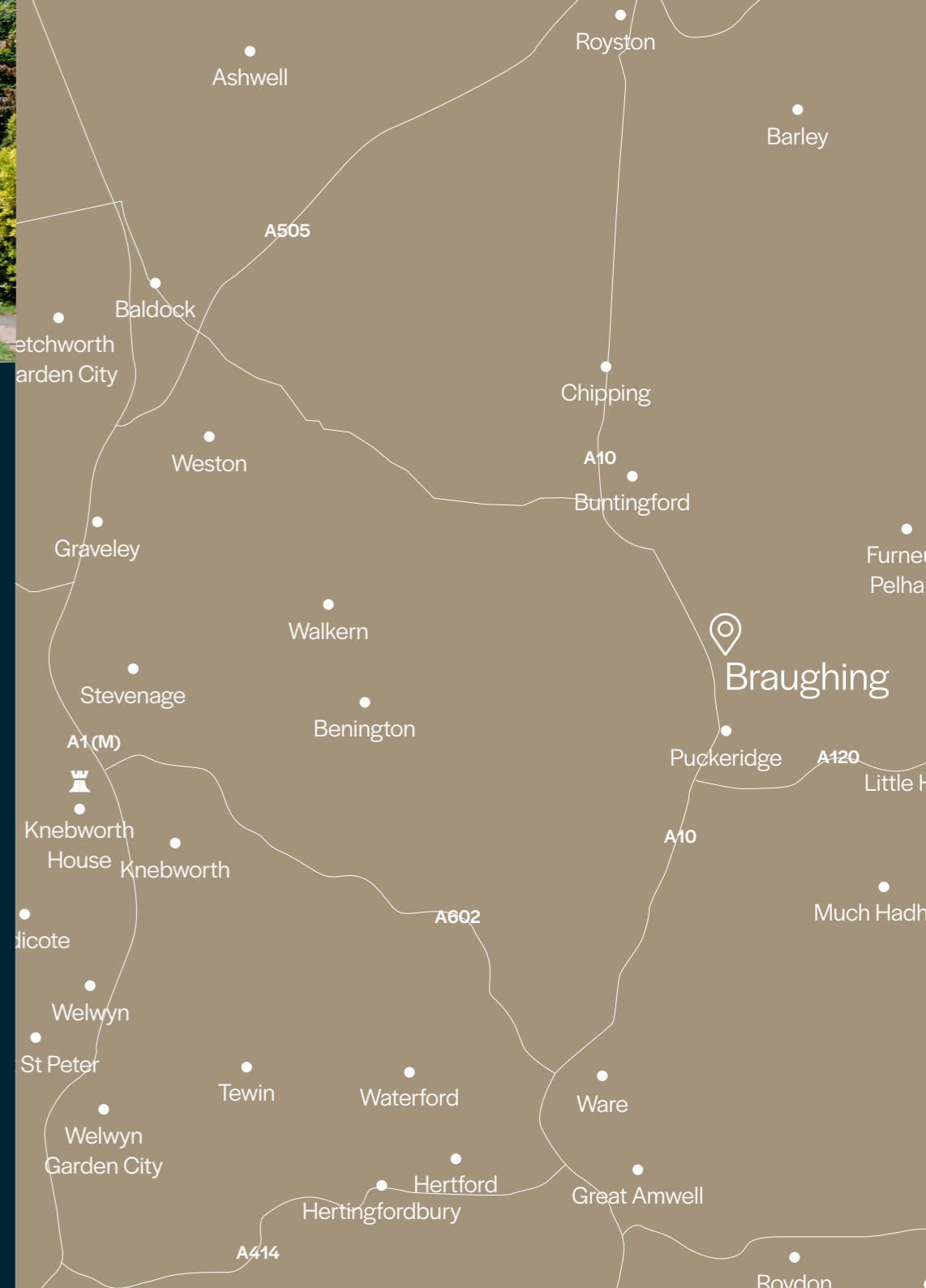
Nestled in the historically rich and picturesque village of Braughing, present an exhilarating opportunity for a new barn development. Imagine transforming a site steeped in history into a vibrant, modern living space that respects and celebrates its past.

In the 16th century, the manor of Braughing was granted to Sir Thomas Audley, chancellor to King Henry VIII, and later to the Harvey family, who played a significant role in its history. The 17th century Braughing Bury, which included barns and other farm buildings, was a testament to the village's agricultural heritage.

Today, the potential of Quinbury Farm Barns is limitless. Envision a space where historical charm meets contemporary luxury.

The vibrant village community, with its array of local businesses, activities, and stunning countryside, adds to the allure of this project. Braughing is not just a location; it's a living, breathing part of English history, a place where past and future converge to create something truly unique.

Embrace the chance to be a part of Braughing's ongoing narrative, to contribute to the village's legacy, and to create a development that honors its historical roots while looking forward to a bright, dynamic future.



HISTORICAL SIGNIFICANCE

The historic village of Braughing with the Old Man's Day which has been celebrated for over 400 years. It's famous for its geese and ducks, local sausages, an annual wheelbarrow race and drama group.

ARCHITECTURAL HERITAGE

The 4 barns offer unique architectural heritage. The 17th century Braughing Bury, with its traditional barns and buildings, is a living monument to the village's agricultural past.

MODERN VISION

Rural settings and high ceilings are just a few attractions of these newly built barn style homes, as well as vaulted roofs and wooden beams. Modern kitchens, bright and airy spaces with open staircases all built to an exceptionally high standard.



COMMUNITY AND LIFESTYLE

With a variety of local businesses and activities, life in Braughing is a blend of rural tranquility and active community engagement. The development of Quinbury Farm Barns is an opportunity to become part of this village, contributing to its story and enjoying the unique quality of life it offers.

SUSTAINABLE DEVELOPMENT

Blending environmental consciousness with historical preservation. Utilizing eco-friendly materials to make this project a model for sustainable development, respecting the past while safeguarding the future.

In conclusion, the Quinbury Farm Barns in Braughing are not just a development project; they are a chance to create something extraordinary – a place where modernity, community, and sustainability converge to create a unique living experience.

SPECIFICATION

The properties are all built to a high standard and finish throughout.

Features include:

- Timber staircase with solid oak handrails, spindles and treads.
- Oak doors.
- Sandstone paving to external areas where specified.

KITCHENS AND UTILITY ROOMS

- British handmade kitchens by the renowned company, Neptune.
- Stone work surfaces.
- Neff appliances.



FLOORING

- Engineered oak floors to all living rooms, lobbies, first floor landing.
- Porcelain or natural stone tiled floors to kitchens, utility room and entrance halls.
- High quality loop pile carpets in bedrooms.
- Porcelain tiled floors in bathrooms.

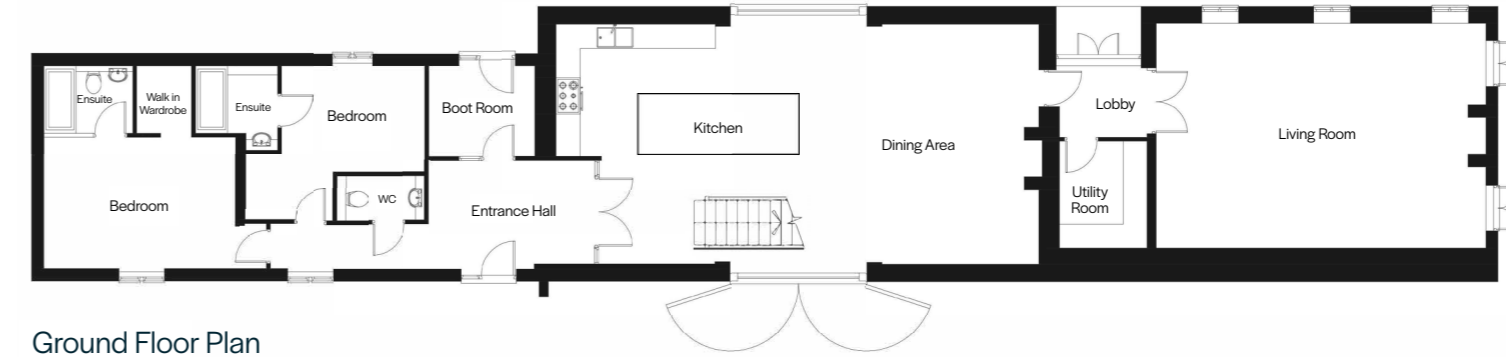
BATHROOMS & EN-SUITES

- Vitra or Villeroy-Boch sanitary ware with crosswater taps.
- 600 x 300mm porcelain tiles to selective areas and 2m high max where the ceiling is vaulted.

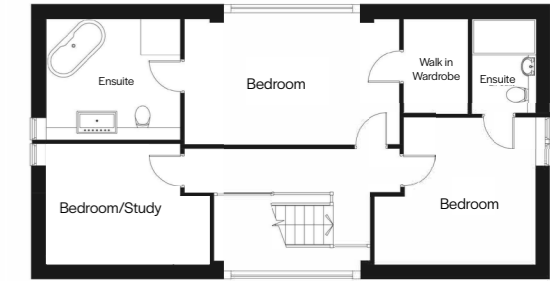
**Agents Note – The developer reserves the right to change the specification at any point with prior consultation with any purchaser, which may improve design, finishes or due to supply of materials or products. Any changes will be with items of similar specifications or better.*



3100 Sqft



Ground Floor Plan

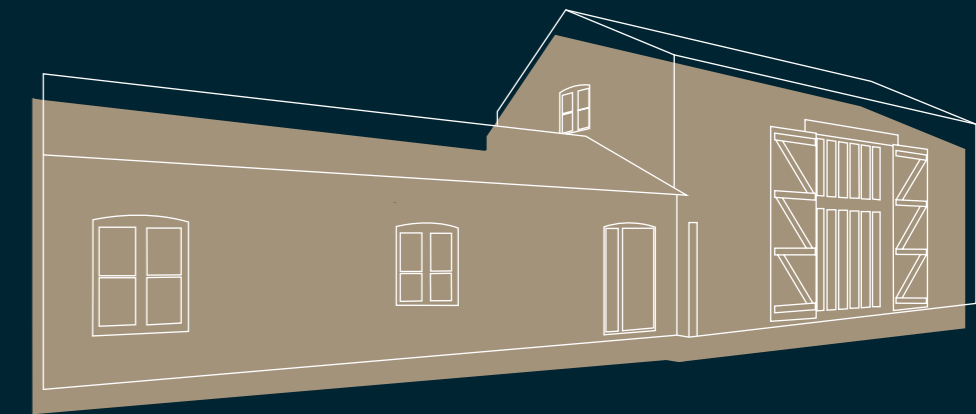


First Floor Plan

PLOT 1

Modern Four Bedroom Detached Barn

A substantial detached home with generous private gardens and directly adjoining to open countryside. The flexible accommodation has been designed over two floors with excellent light and airy living spaces.

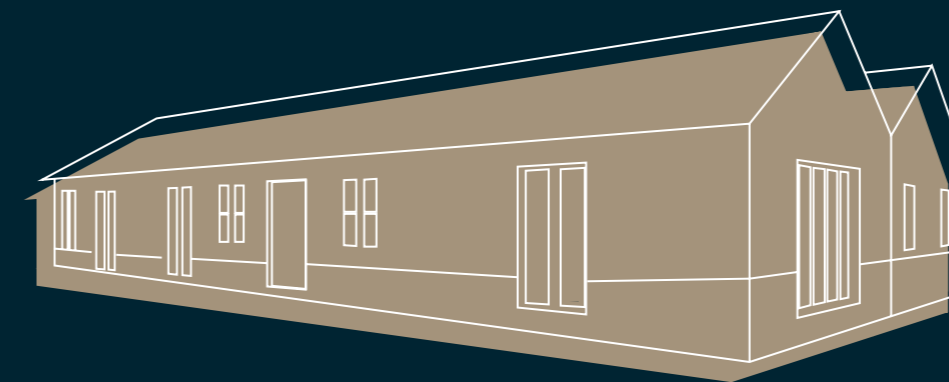




PLOT 2

Stunning Four Bedroom Detached Barn +
One Bed Annex

A charming four bedroom, single storey, detached family home
with a separate one bedroom annexe.

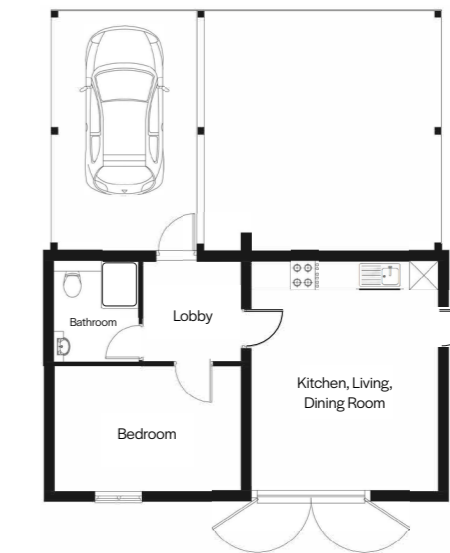


2680 Sqft
(with Annex)

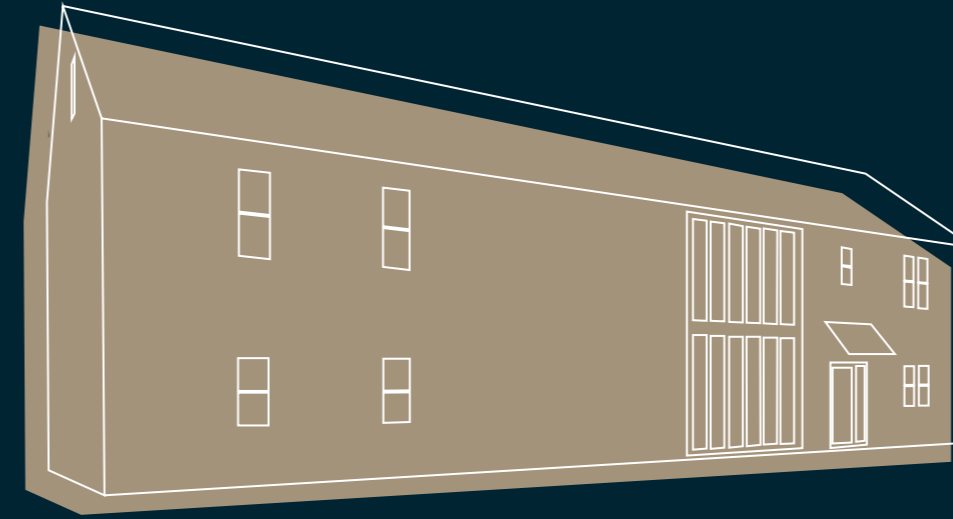


Ground Floor Plan

Annex Floor Plan



Annex Floor Plan



PLOT 3

Substantial Four Bedroom Detached Barn

The largest detached property within the development, offering exceptional spacious accommodation, predominantly over two floors, with flexible accommodation on the second floor, which can offer multiple uses.

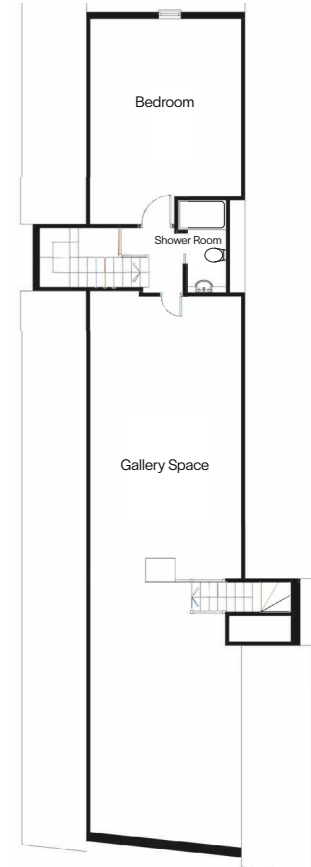
4284 Sqft



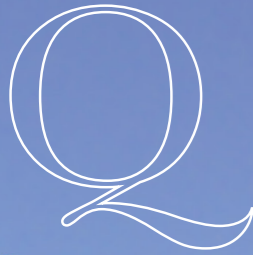
Ground Floor Plan



First Floor Plan



Second Floor Plan



PLOT 4

Substantial Five Bedroom Detached Barn

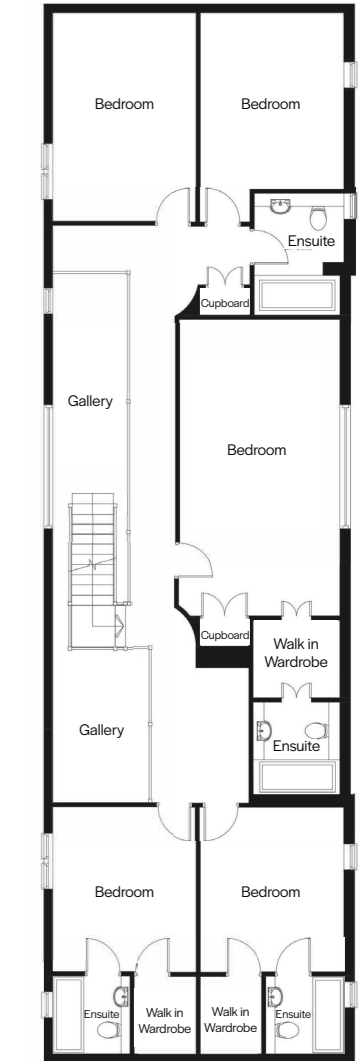
A large detached barn style home with excellent proportions, over two floors. The accommodation includes light and airy living spaces, a gallery, three main reception rooms, along with a generous size kitchen.



3695 Sqft



Ground Floor Plan



First Floor Plan



QUINBURY
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BRAUGHING

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